



FOR IMMEDIATE RELEASE
April 29, 2022

Contact: Ashley Biard
972-759-7706
abiard@gentrymillscapital.com

HYATT PLACE HOTEL WASHINGTON, D.C. SEES STRONG PERFORMANCE IN APRIL 2022

Occupancy and Average Daily Rates Show Substantial Improvement

William P. "Billy" Glass, President of Gentry Mills Capital, provided an update on the recent performance of the Hyatt Place Hotel Washington, D.C./U.S. Capitol:

"We are pleased to share that as we begin the second quarter of 2022, our Hyatt Place Hotel in the NoMa District of Washington, D.C. is performing well. The Smith Travel Accommodation Report (STAR), the benchmark used across the industry to evaluate each hotel's performance, shows the following metrics for the Hyatt Place Hotel from April 1-23, 2022:

- Average Occupancy of 72%
 - o A 25% increase from the Q1 2022 average
 - o A 15% increase from the 2021 annual average

- Average Daily Rate (ADR) of \$169
 - o A 28% increase from the Q1 2022 average
 - o A 33% increase from the 2021 annual average

With winter weather subsiding and travel steadily resuming, we expect the Hyatt Place Hotel to continue performing well. The refinancing of the property is underway, and the hotel's continued strong performance will be key to a successful refinancing. We will continue to keep you updated with important developments on this front."

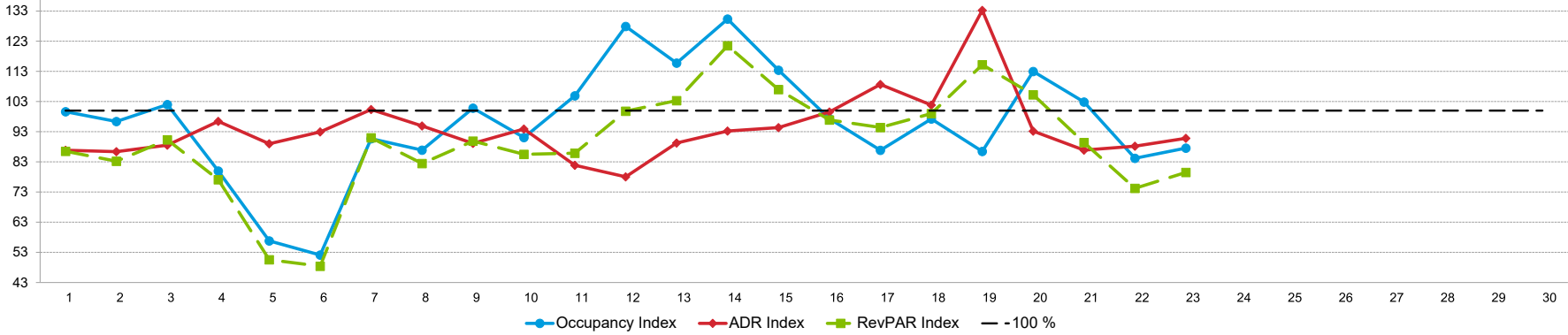
Visit GentryMillsCapital.com or call 972-759-8725 for more information.

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Tab 4 - Daily Data for the Month

Hyatt Place Washington DC/US Capitol 33 New York Ave NE Washington, DC 20002-3325 Phone: (202) 289-5599
 STR # 62944 Chain ID: WASZD Mgt Co: Hersh Hospitality Management Owner: Excel Group
 For the Week of: April 17, 2022 - April 23, 2022 Date Created: April 26, 2022 Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of April



Occupancy (%)	Apr																														Run MTD	MTD WD	MTD WE
	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa			
My Property	95.5	93.5	76.0	42.5	36.5	36.5	60.5	79.0	96.5	69.5	86.0	95.5	80.5	91.5	95.0	87.0	54.5	76.0	69.0	96.5	86.0	77.5	78.0	76.5	70.5	87.8							
Comp Set	95.9	97.0	74.5	53.1	64.2	70.0	66.7	90.9	95.7	76.3	82.0	74.7	69.5	70.2	83.8	89.4	62.7	78.1	79.8	85.4	83.6	92.1	89.1	79.3	72.7	91.7							
Index (MPI)	99.6	96.4	102.0	80.0	56.8	52.1	90.7	86.9	100.8	91.1	104.9	127.9	115.8	130.3	113.4	97.3	86.9	97.3	86.5	113.0	102.9	84.2	87.6	96.4	96.9	95.7							

% Chg																															Run MTD	MTD WD	MTD WE
	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa			
My Property	4.9	-2.6	26.7	-35.1	-46.7	-51.0	-16.0	-13.7	-0.5	54.4	152.9	148.1	87.2	76.0	45.0	19.2	58.0	230.4	106.0	201.6	102.4	18.3	0.6	27.4	40.7	6.0							
Comp Set	4.9	1.9	38.9	10.3	27.2	41.0	22.1	24.8	19.7	107.7	109.6	80.2	57.9	41.8	9.1	0.4	25.3	79.7	76.8	99.6	74.6	35.3	22.5	36.9	53.2	12.0							
Index (MPI)	0.1	-4.4	-8.8	-41.2	-58.1	-65.3	-31.2	-30.8	-16.9	-25.6	20.7	37.6	18.5	24.1	33.0	18.7	26.0	83.9	16.5	51.1	15.9	-12.5	-17.9	-7.0	-8.2	-5.4							

ADR	Apr																														Run MTD	MTD WD	MTD WE
	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa			
My Property	202.19	214.05	192.04	197.10	179.02	182.19	166.93	163.57	162.63	160.12	152.31	149.54	161.20	161.11	157.83	164.22	154.77	160.62	240.06	181.24	186.17	193.49	199.56	176.79	173.31	182.02							
Comp Set	232.80	247.81	216.91	204.41	201.11	196.07	166.34	172.34	182.42	170.54	186.07	191.61	180.63	172.81	167.27	164.95	142.40	157.75	180.16	194.47	214.22	219.40	219.75	191.91	185.32	201.71							
Index (ARI)	86.9	86.4	88.5	96.4	89.0	92.9	100.4	94.9	89.2	93.9	81.9	78.0	89.2	93.2	94.4	99.6	108.7	101.8	133.2	93.2	86.9	88.2	90.8	92.1	93.5	90.2							

% Chg																															Run MTD	MTD WD	MTD WE
	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa			
My Property	92.3	93.3	118.2	136.8	128.1	114.3	95.6	78.1	67.3	95.6	88.1	85.3	83.2	71.7	55.7	63.6	54.8	74.6	165.8	104.4	121.0	109.1	112.8	92.0	101.0	81.7							
Comp Set	127.0	129.0	150.4	142.6	135.2	122.3	87.2	68.1	71.7	93.3	119.6	131.9	112.1	107.9	78.5	68.7	74.3	91.2	110.5	131.3	150.5	130.5	129.4	107.9	116.5	99.3							
Index (ARI)	-15.3	-15.6	-12.8	-2.4	-3.0	-3.6	4.5	6.0	-2.6	1.2	-14.4	-20.1	-13.6	-17.4	-12.8	-3.0	-11.2	-8.7	26.3	-11.6	-11.7	-9.3	-7.2	-7.6	-7.1	-8.8							

RevPAR	Apr																														Run MTD	MTD WD	MTD WE
	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa			
My Property	193.09	200.14	145.95	83.77	65.34	66.50	100.99	129.22	156.94	111.29	130.98	142.81	129.77	147.41	149.94	142.87	84.35	122.07	165.64	174.90	160.11	149.96	155.66	135.20	122.13	159.73							
Comp Set	223.16	240.43	161.60	108.63	129.19	137.31	110.99	156.65	174.56	130.16	152.49	143.07	125.60	121.31	140.13	147.47	89.36	123.27	143.77	166.14	179.11	201.96	195.74	152.27	134.80	185.01							
Index (RGI)	86.5	83.2	90.3	77.1	50.6	48.4	91.0	82.5	89.9	85.5	85.9	99.8	103.3	121.5	107.0	96.9	94.4	99.0	115.2	105.3	89.4	74.2	79.5	88.8	90.6	86.3							

% Chg																															Run MTD	MTD WD	MTD WE
	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa			
My Property	101.8	88.3	176.4	53.7	21.6	5.0	64.4	53.8	66.4	202.1	375.7	359.7	243.0	202.2	125.8	95.0	144.6	477.0	447.4	516.4	347.3	147.4	114.2	144.5	182.8	92.6							
Comp Set	138.1	133.4	247.7	167.7	199.2	213.4	128.7	109.7	105.4	301.4	360.4	317.9	235.0	194.7	94.7	69.4	118.4	243.7	272.2	361.7	337.4	211.9	181.1	184.6	231.6	123.2							
Index (RGI)	-15.2	-19.3	-20.5	-42.6	-59.4	-66.5	-28.1	-26.7	-19.0	-24.7	3.3	10.0	2.4	2.5	16.0	15.1	12.0	67.9	47.1	33.5	2.3	-20.7	-23.8	-14.1	-14.7	-13.7							